

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JAN 5 1 52 PM 1968 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, Sam B. Peeples, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Local Finance Company, Inc.,
(Fountain Inn, S. C.)

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Hundred Sixty-Five & no/100 - - - Dollars (\$465.00) due and payable

as follows: \$31.00 on the 25th day of January 1968 and \$31.00 on the 25th day of each month thereafter until paid in full

with interest thereon from ~~date~~ maturity at the rate of 7 per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oaklawn Township on the Southern side of a County Road and having according to a plat of "Property of Lois C. Peeples" dated April 7, 1951, prepared by J. C. Hill, Surveyor, the following metes and bounds, to-wit:

Beginning at a nail and cap in the center of a County Road and running thence along the center of said road S. 82 W. 171 feet to a point; thence continuing along the center of said Road, S. 86-20 W. 621 feet to a nail and cap in the center of said road; thence S. 43-35 E. 937.5 feet to a stone; thence N. 78-30 E. 356 feet to a stone; thence N. 38-15 E. 513 feet to a stone; thence N. 74-55 W. 501 feet to an iron pin; thence N. 15-55 W. to a nail and cap in the center of said road, the beginning corner, and containing 12.47 acres, more or less, and being the same tract of land conveyed to the mortgagor by deed of Lois C. Peeples on the 9th day of October, 1967, recorded in the Office of the R. M. C. Office for Greenville County, S. C., in Deed Book 830, Page 388.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid in full 9/26/1968

Local Finance Co., Inc.

Fountain Inn, S.C.

By: Sam B. Peeples, Jr.

Witness

John W. ...

S. B. Peeples, Jr.

[Faint signatures and stamps]